

Port Covington Master Plan- Draft

June 2, 2016

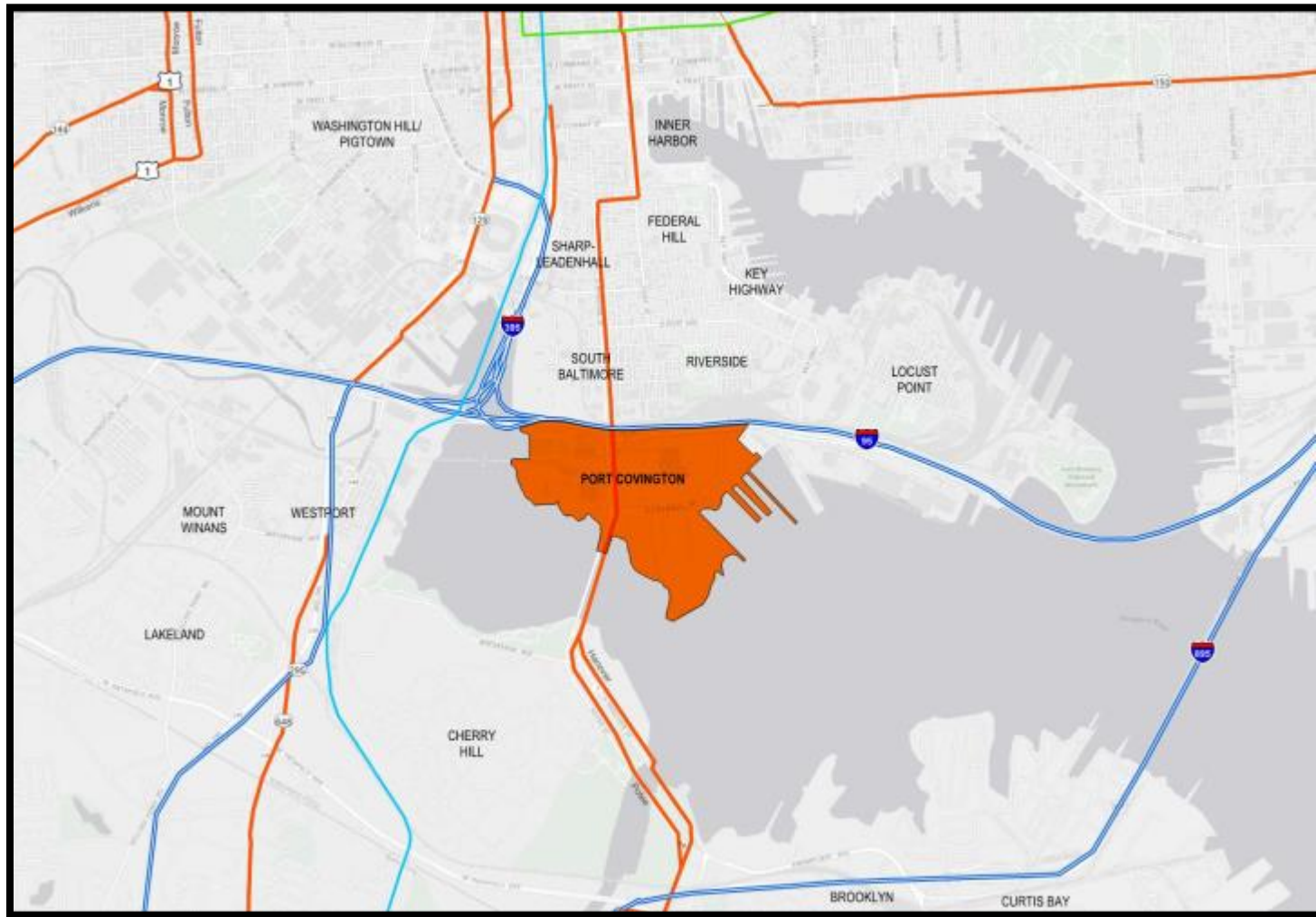
Planning Commission

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Regional Context



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Executive Summary- Highlights

- Port Covington is currently one of the largest urban redevelopment projects in America
- Future home and global headquarters of Under Armour.
- Currently, Port Covington is an aging, underutilized industrial area.
- Covers over 260 acres and three miles of waterfront.
- Disconnected from the rest of the City – but it has tremendous potential to be a thriving, active and inclusive waterfront neighborhood.

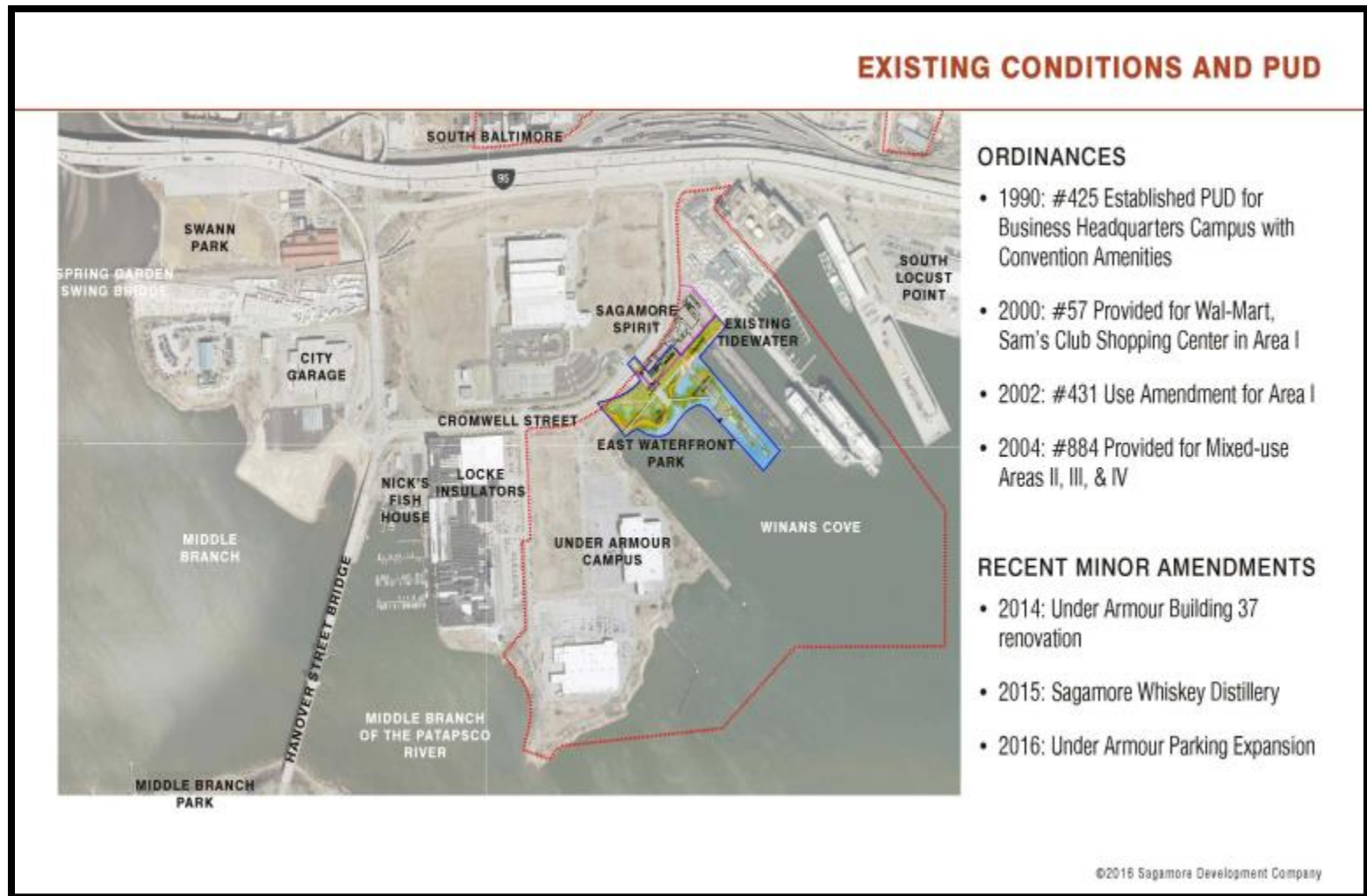
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Executive Summary- Highlights

- Redevelopment will mean thousands of new jobs, new businesses, better transit to jobs,
- More than 40 acres of parks, new space for manufacturing, fresh opportunities for innovation and entrepreneurship, new ways to reach the waterfront and more.
- More than 60 properties within the Port Covington Master Plan Area.

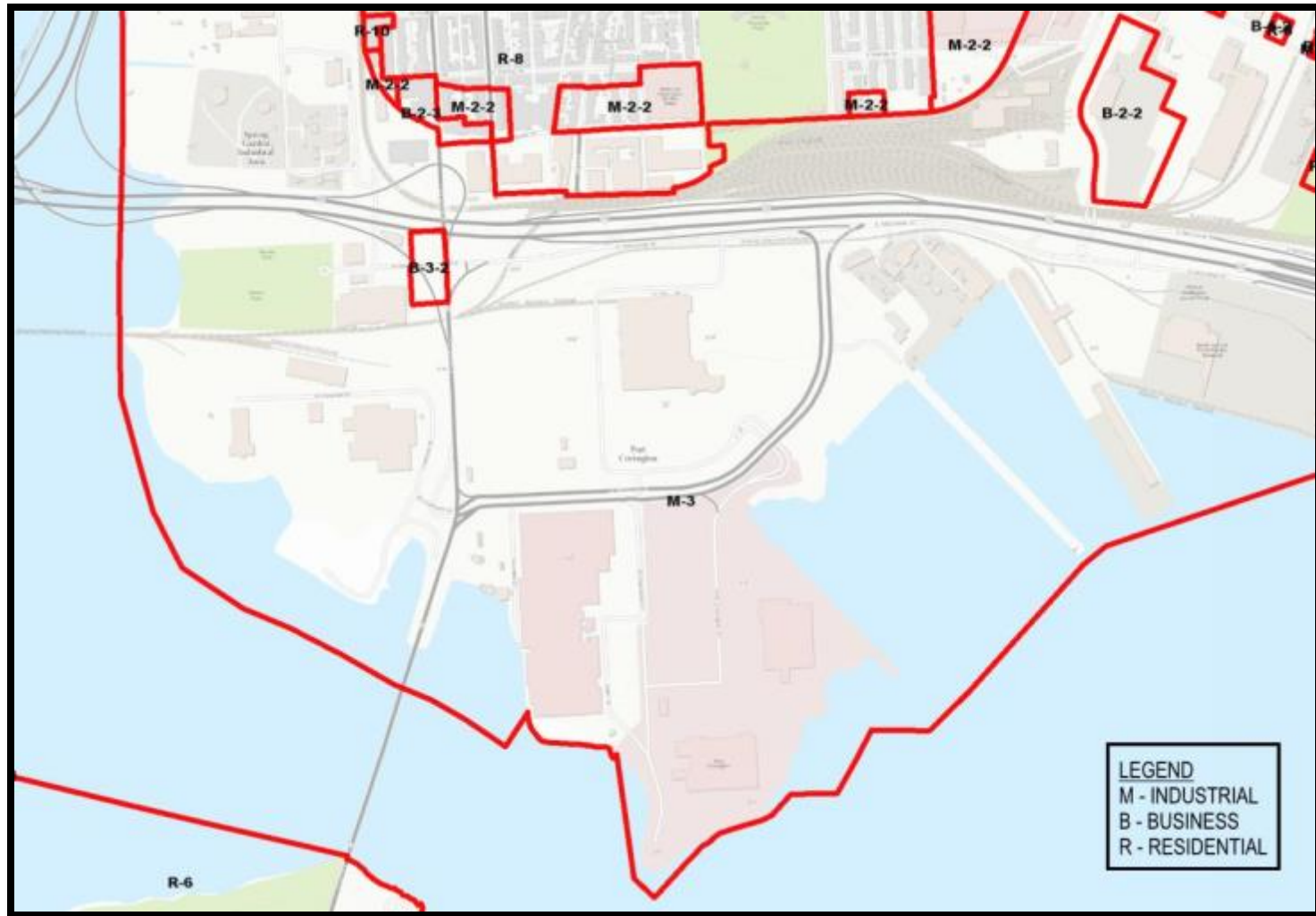
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Existing Land Use Regulations- PUD and URP



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Existing Land Use Regulations



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Other Applicable Master Plans

- **South Baltimore Gateway Master Plan**
- **Middle Branch Master Plan**
 - Outlines strategies for fostering a community that is economically strong and offers all residents a chance to live healthy lives and build vibrant futures.
 - Promote sustainability, innovation and transformative initiatives, including the redevelopment of the Middle Branch Park to be a recreational and environmental amenity for surrounding neighborhoods and the City at large.
 - Stresses connectivity of all transportation modes to increase access to the area.
 - Sustainable Communities that invest in human capital.

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Other Applicable Master Plans

– **Maritime Master Plan**

- Approves locations for three recreational marinas within Port Covington:
 - Port Covington along east Cromwell Street is approved for up to 400 slips. No slips have been constructed to date;
 - Nick's Seafood off of Insulator Drive is approved for, and is documented as having, 197 slips; and
 - Ferry Bar Park is shown as being permitting up to 34 slips. None currently exist.
- The Maritime Master Plan will require additional reviews prior to permits for several components of the Port Covington Master Plan. Review would include:
 - Water taxi stops
 - Kayak or small boat “take-out” locations
 - Floating wetland locations

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Plan Vision

Create a mixed- use destination for the City of Baltimore that is exemplified by innovation and resiliency.

Plan Goal

The site will serve as a best-practices model for the public realm. Port Covington's streets, utilities and parks will invite users to understand the ecology of the peninsula and Patapsco River. The site will be a modern example for transforming an area with aging infrastructure in disrepair to a smart, efficient and resilient green development for all to enjoy.

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Planning & Design Principles

- Create a sense of arrival and make it a destination
- Make strong connections between uses, ecology and people.
- Induce multi-modal behaviors through great design and investment in the public realm.
- Make it walkable.
- Include multiple points of view to ensure diversity and plan resiliency.
- Innovate.

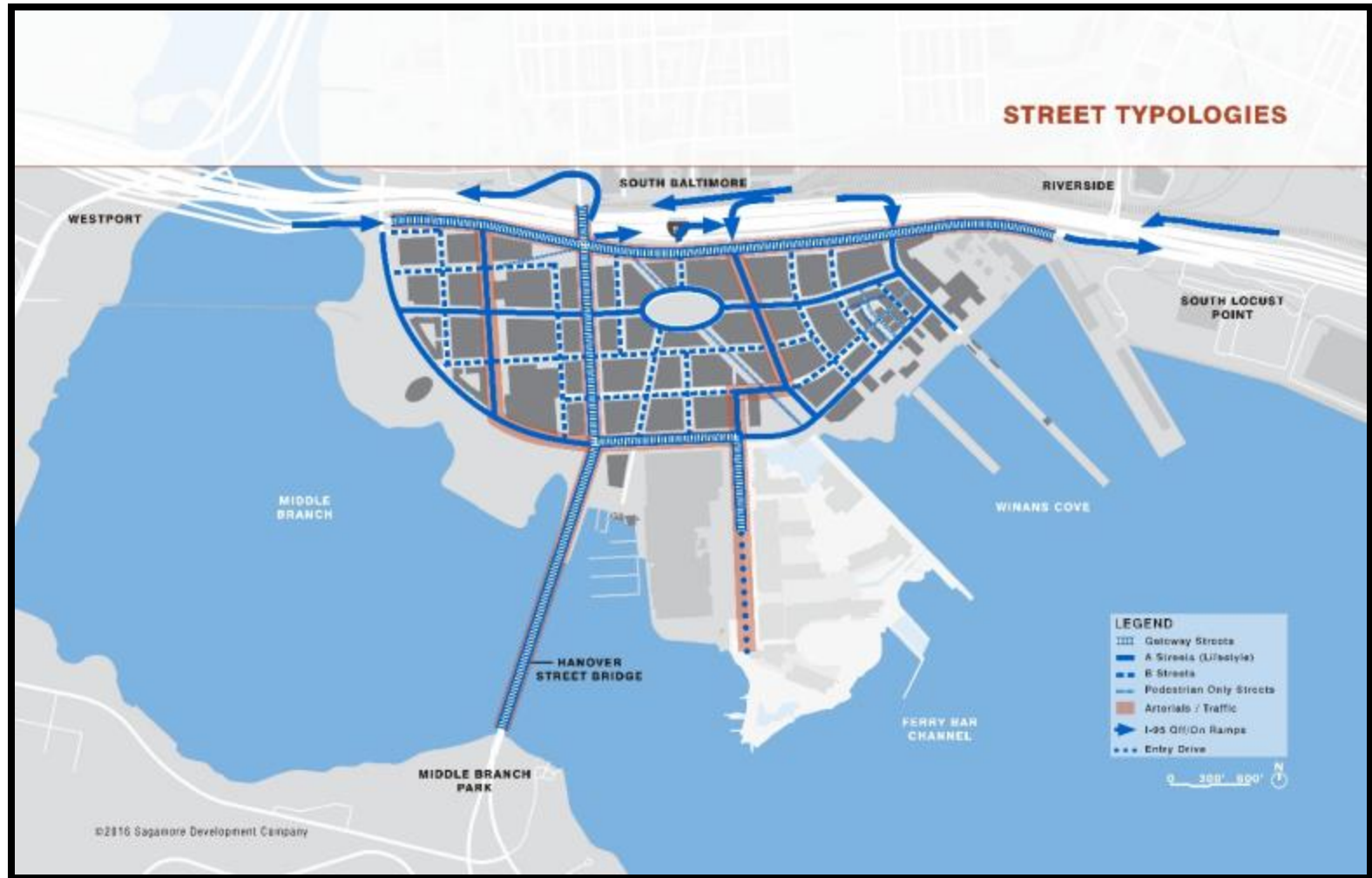
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Major Plan Components

- Plan Overview
- Multi Modal Connectivity
- Ecology & Parks
- Resilient Infrastructure
 - Storm Water Management
 - Flood Resiliency
 - Lighting
 - Innovative District Approaches
- Land Use and Zoning
- Civic Uses
- Economic Development Impact and Market Analysis

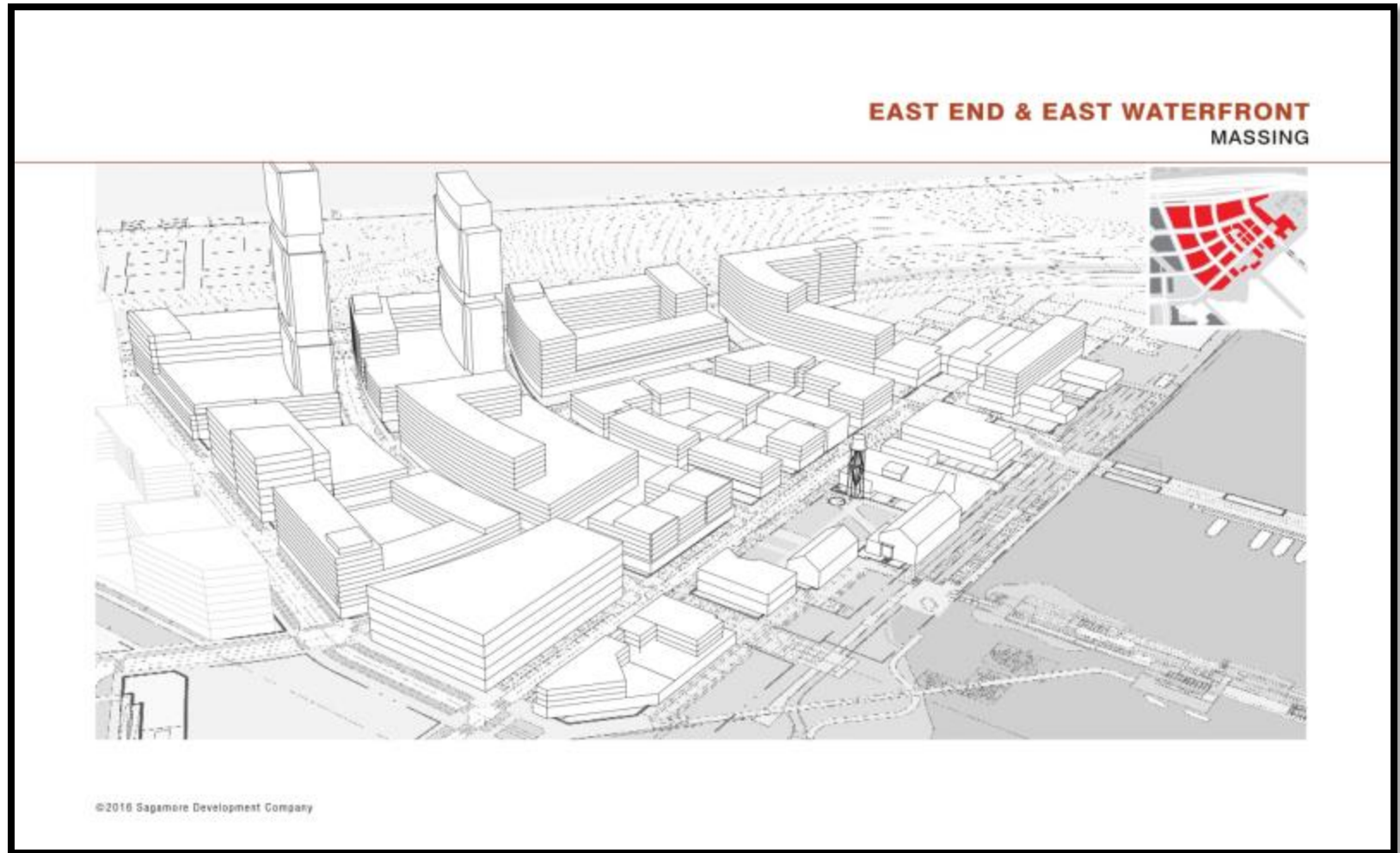
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Street Typologies- “A” and B” Streets



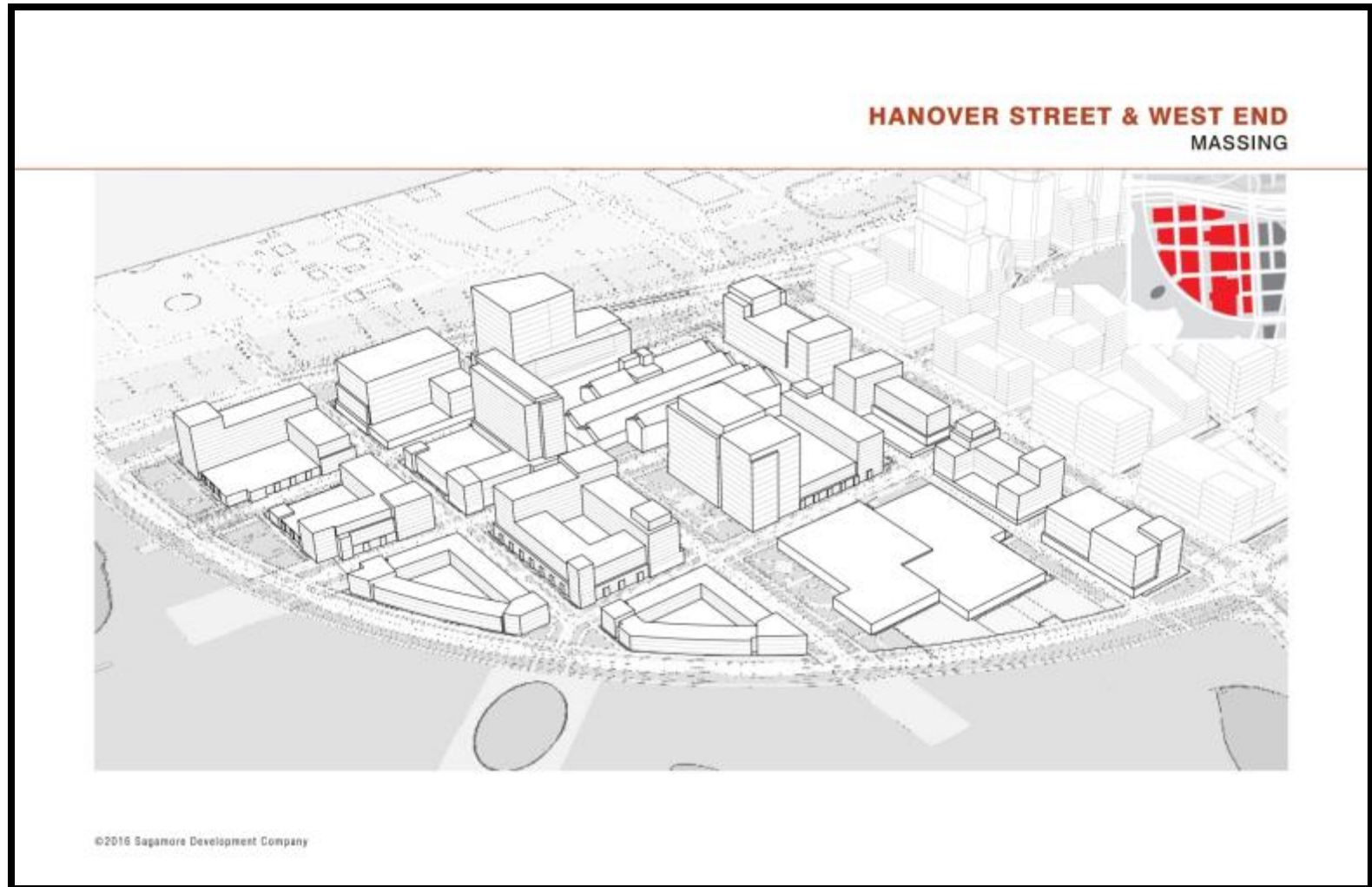
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The District Images



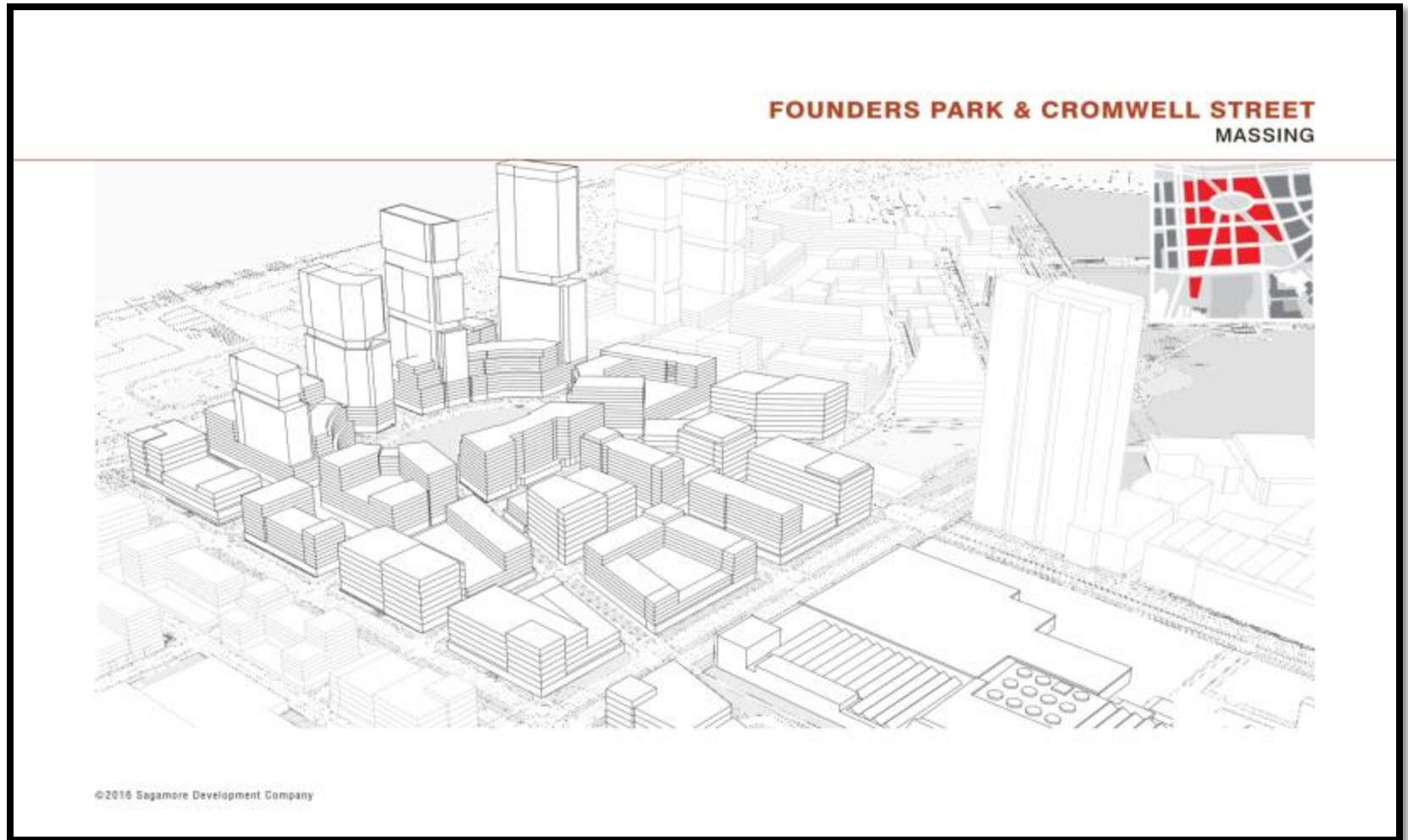
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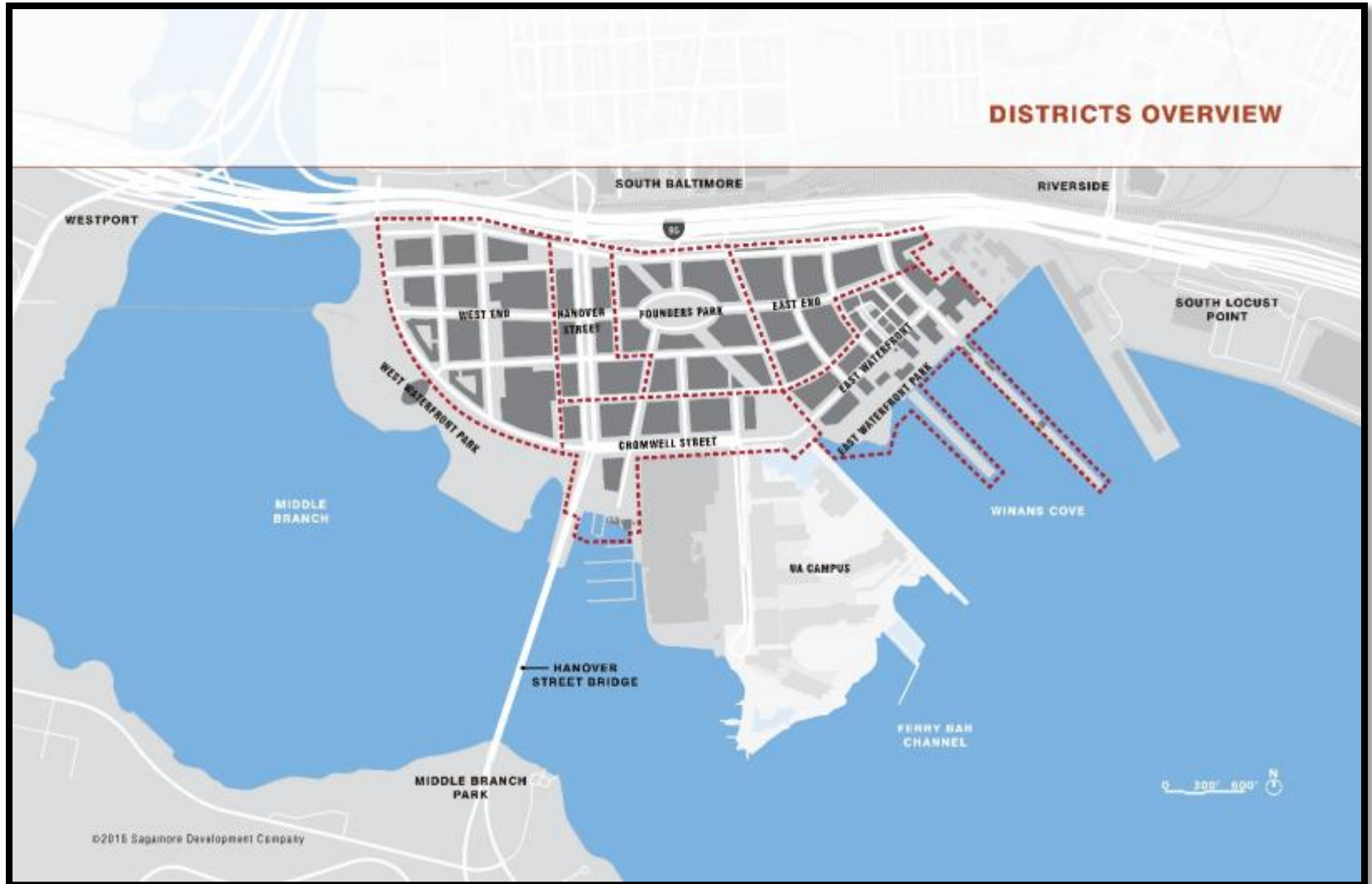


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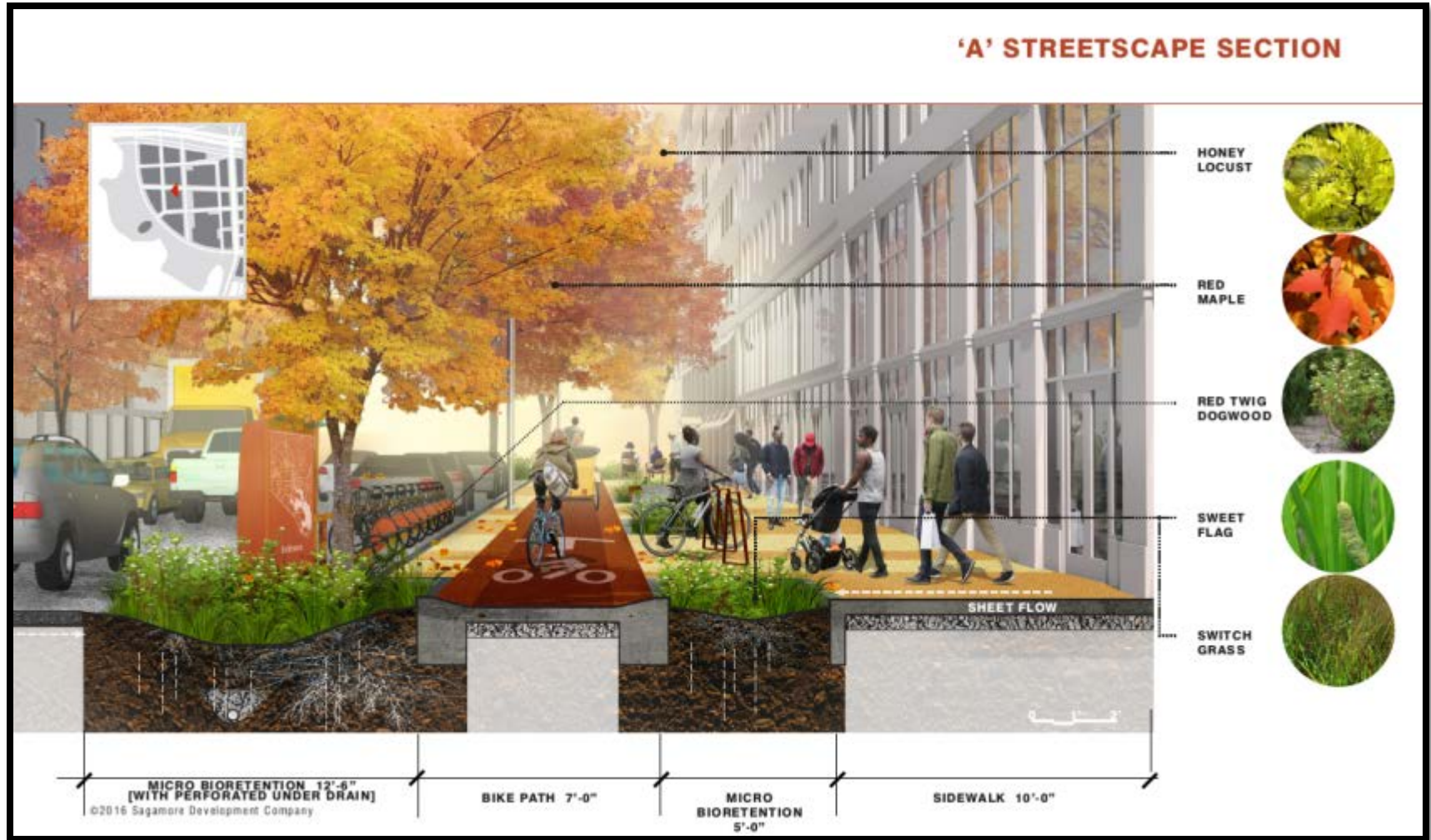
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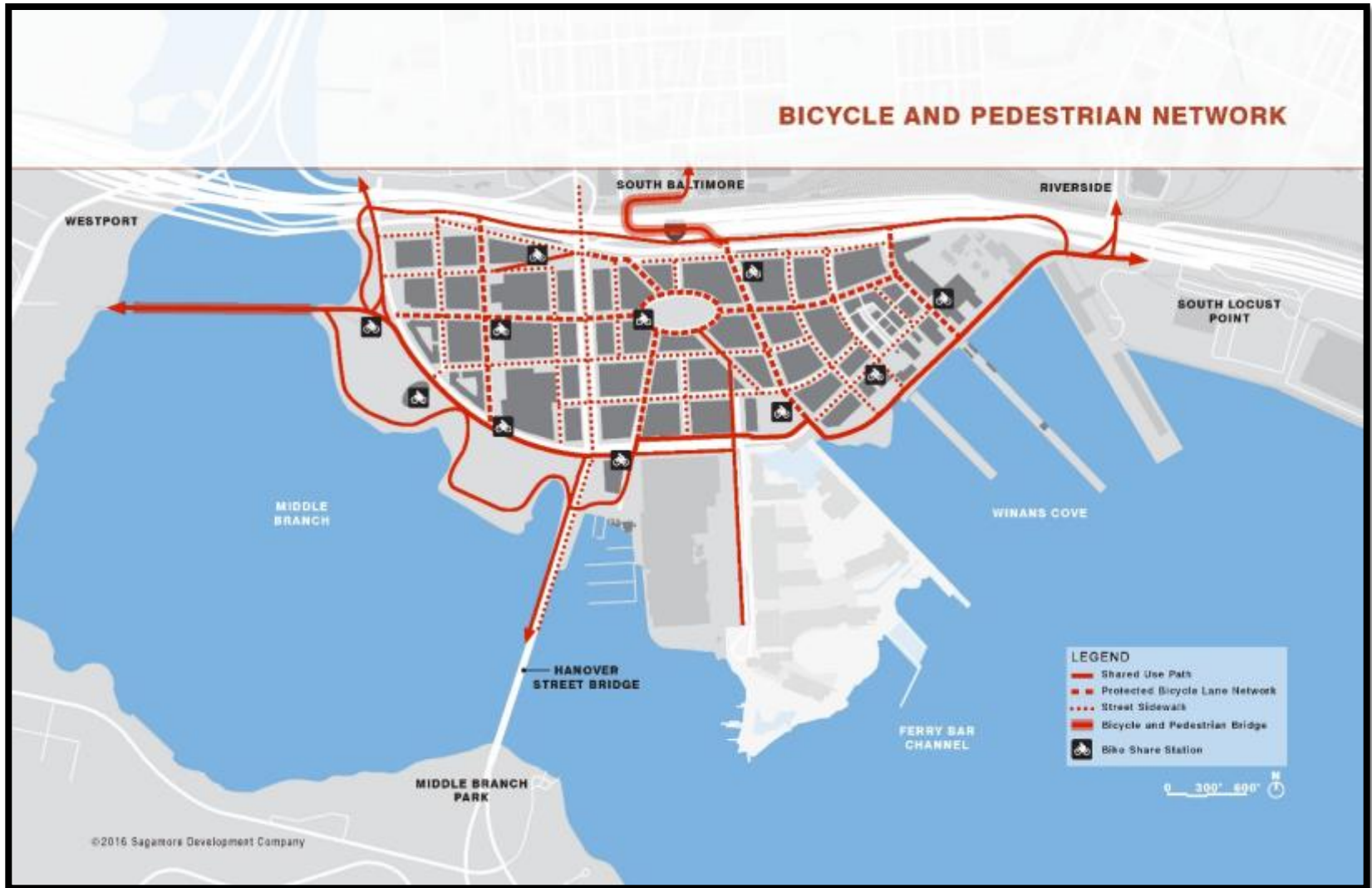


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'B' STREETSCAPE SECTION



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Ecology

- Overall Ecological Strategies at Port Covington
- ***Shoreline enhancement.*** Restore aquatic habitat along the shoreline and near-shore areas of the Middle Branch.
- ***Integrated Water Strategies.*** Implement water conservation strategies including rainwater harvesting, grey water reuse, and cooling water reuse. Explore treating all stormwater through an interconnected blue/green infrastructure network.
- ***Integrated Urban Ecology.*** Restore and maximize habitat for waterfowl, neotropical songbirds and indigenous resident birds and bats. Explore ecological function of parcels prior to development; create temporary landscape installations beneficial to wildlife and water management. Use biomimicry to design urban habitat and water features.

Parks

- More than 60 properties within the Port Covington Master Plan Area.

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Resiliency- Critical Area and Flood Plain

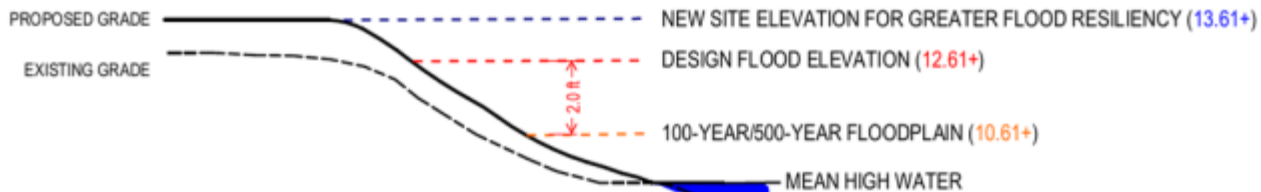


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Flood Resiliency

EAST OF HANOVER STREET SECTION (N.T.S)

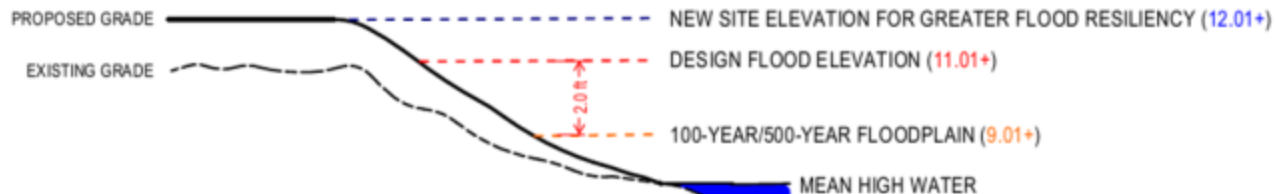
NOTE: ALL ELEVATIONS ARE PER NAVD88



The base flood elevation for the 100-year and 500-year floodplain east of Hanover Street within Port Covington reaches as high as elevation 10.61 (NAVD88). FEMA requires that all habitable space in buildings be set to the 100-year floodplain plus one-foot of freeboard. Baltimore City's new flood code regulations go above the FEMA regulations to regulate both the 100-year and 500-year floodplain plus two-feet of freeboard. This sets the Design Flood Elevation to 12.61 (10.61 + 2.0) east of Hanover Street.

WEST OF HANOVER STREET SECTION (N.T.S)

NOTE: ALL ELEVATIONS ARE PER NAVD88



The base flood elevation for the 100-year and 500-year floodplain west of Hanover Street within Port Covington reaches as high as elevation 9.01(NAVD88). FEMA requires that all habitable space in buildings be set to the 100-year floodplain plus one-foot of freeboard. Baltimore City's new flood code regulations go above the FEMA regulations to regulate both the 100-year and 500-year floodplain plus two-feet of freeboard. This sets the Design Flood Elevation to 11.01 (9.01 + 2.0) west of Hanover Street.

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Implementation

- Port Covington Master Plan
- Public Involvement
- Land Use and Zoning
- Multi Modal Transportation
- Parks and Open Spaces
- Establishing the Urban Grid
- Subdivisions and new streets
- Utility Infrastructure
- Development of Parcels

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Land Use And Zoning Implementation

Four sub-districts are being considered for TransForm Baltimore.

- Port Covington Waterfront (PC-1): This area is proposed for a portion of the shoreline between the Under Armour Campus area and the Sagamore Whiskey Distillery. This area will allow for the distillery (a manufacturing use), retail, hotel, open space uses, waterfront and maritime uses. Buildings in this district would be limited in height.
- Port Covington East of Hanover Street (PC-2): This area allows for residential, office, a wide variety of retail, hotels, open space and industrial uses. The industrial use for this area includes maker space, the innovative manufacturing and light industrial uses. Height limits are not proposed for this area.
- Port Covington West of Hanover Street (PC-3): Allows more industrial uses than the area East of Hanover Street. This area also proposes height limits of 200 feet. One of the reasons for allowing more flexibility of industrial uses is to accommodate uses and structures that currently exist in this portion of the plan since this portion of the mixed-use project may be developed in later stages; and to accommodate the reuse of the City Garage and the Schuster buildings.
- Port Covington Under Armour Campus (PC-4): This proposed zoning district would accommodate the headquarters office and innovation space, the light industrial needed for prototype development, as well as open space, recreational facilities and other amenities for this unique campus. Height limits are not proposed for this area.

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Next Steps

Comment Period -

- **June 1st –June 16th**- Public can submit written comments on the Master Plan to the Department of Planning at the following:

Email: plan@baltimorecity.gov

Mail: Mr. Thomas J. Stosur, Director
Baltimore City Department of Planning
417 E. Fayette Street, 8th Floor
Baltimore, MD 21202

Adoption

Master Plan returns to subsequent Planning Commission for Adoption